

**METROPOLITAN BOARD OF ZONING APPEALS
DIVISION TWO
INDIANAPOLIS, MARION COUNTY, INDIANA
NOVEMBER 15, 2016**

Notice is hereby given that the Metropolitan Board of Zoning Appeals of Marion County will hold public hearings on Tuesday, November 15, 2016, beginning at 1:00 PM in the Public Assembly Room, City-County Building, 200 East Washington Street, on the following petitions:

EXPEDITED PETITIONS:

TBD

TRANSFERRED PETITION:

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| 2016-DV1-030 (Amended) | 1101, 1103 and 1107 English Avenue and 515 Shelby Street Center Township, Council District 17, Zoned C-5 Lexington Place, LLC / LP2 Limited Liability Company, by David Kingen and Justin Kingen Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to permit building additions for a restaurant and retail uses, a) with a zero-foot north front setback, without landscaping (10-foot front yard required, with landscaping), b) with a zero-foot west front transitional setback, without landscaping (10-foot front transitional yard required, with landscaping), c) to provide for six parking spaces (52 parking spaces required), d) to provide for zero percent interior landscaping (six% required), e) to provide for parking within 27% of the front setback (maximum 10% permitted), f) to provide for a three-foot east side setback (10-foot setback required), g) to provide for zero percent transparency for a 610-square foot addition along Shelby Street (40% transparency required). |
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CONTINUED PETITIONS

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| 2016-DV2-008 (Amended) | 3015 South Meridian Street Perry Township, Council District 16, Zoned C-4 Buck Brothers Properties, LLC Variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for 32-square foot electronic variable message signs, on two existing 107.11-square foot freestanding signs, with one sign setback zero feet from Troy |
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Avenue, encroaching 50 feet into the right-of-way and the other sign setback 11.25 feet from Meridian Street (15-foot setback required, no structures in the right-of-way permitted), within 160 and 110 feet, respectively, of the nearest protected districts (600-foot separation required).

2016-DV2-025
(Amended)

4215 Park Avenue
Washington Township, Council District 7, Zoned D-4 (W-5)
Marek Cholewa and Rosanna Ruffo de Cholewa
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pergola with a one-foot side setback and a detached garage with a one-foot rear setback (four-foot side setback and five-foot rear setback required), and an open space of 64.7% (minimum 65% permitted).

2016-DV2-026

3258 Fall Creek Parkway, North Drive
Center Township, Council District 9, Zoned D-4
Valerie McCray
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall ornamental fence in the front yard of Fall Creek Parkway (not permitted).

2016-UV2-014

4110 North Franklin Road
Lawrence Township, Council District 13, Zoned D-6II
Ferguson Enterprises, Inc., by Thomas H. Engle
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a warehousing and wholesaling facility, with outdoor storage (not permitted).

NEW PETITIONS:

2016-DV2-028

6111 Orinoco Avenue
Perry Township, Council District 24, Zoned D-3
Dina D. Gallegos
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a carport and to legally establish an existing detached garage, with a zero-foot south side setback (minimum six-foot side setback required).

2016-DV2-029

1226 Dr. Martin Luther King Jr. Street
Center Township, Council District 11, Zoned CBD-S (W-5) (RC)
Phillips Temple Associates, LLC, Joseph D. Calderon
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for banner signs on light fixtures (not permitted) within the right-of-way (not permitted) and a ground sign within the right-of-way (not permitted) and to provide for a four-foot tall fence in the front yard (maximum 3.5-foot tall fence permitted).

2016-DV2-030

1437 Woodlawn Avenue
Center Township, Council District 17, Zoned D-5

- Dennis A. Morrow
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an addition to an existing dwelling, creating an open space of 55%, and to legally establish a detached garage, with zero-foot side setbacks and a two-foot rear setback (minimum 60% open space, four-foot side setbacks and a five-foot rear setback required).
- 2016-DV2-031 8619 Lancaster Road, and Lancaster Road Common Area, 8952 and 9002 Butternut Court, 1402 and 1415 Brewster Road
 Washington Township, Council District 1, Zoned D-P
 North Willow Club, Inc. / North Willow Farms Neighborhood, by S. Gregory Zubek
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four-foot tall (4.5-foot tall columns), 92-square foot subdivision entry wall signs (maximum height of four feet and area of 40 square feet permitted), at three entrances to the subdivision, located within the right-of-way, with zero-foot front setbacks and within the clear sight triangles of the abutting streets (not permitted).
- 2016-DV2-032 5430 West 81st Street
 Pike Township, Council District 1, Zoned I-3
 BT Property LLC, by Michael Rabinowitch
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for indoor and outdoor, off-site (not permitted) parking lots.
- 2016-DV2-035 925 and 927 Westfield Boulevard
 Washington Township, Council District 2, Zoned C-4
 925 LLC and 927 LLC, by Michael Rabinowitch
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction and renovation of commercial buildings, with zero-foot front yards and within the right-of-way of Westfield Boulevard (10-foot setback required, not permitted), within the clear sight triangles of Westfield Boulevard, Winthrop Avenue and the abutting alley (not permitted), without landscaping (not permitted), and with 11 parking spaces (46 parking spaces required).
- 2016-DV2-036 3200 Cold Spring Road
 Wayne Township, Council District 8, Zoned SU-2 (W-5)
 Marian University, by Timothy E. Ochs
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15.75-foot by 25-foot banner sign on the rear of a scoreboard, comprising 100% of the façade and linear façade length (maximum three percent of façade permitted and 80% of linear facade length).
- 2016-UV2-016 11263 Maze Road
 Franklin Township, Council District 25, Zoned D-A (FW) (FF)

Allied Appliances, LLC, by David A. Retherford
Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a propane distribution business, with a propane storage tank (not permitted) and outdoor storage (not permitted), to provide for an existing building to be used as an indoor storage facility for vehicles, trailers, boats, RV's and similar vehicles (not permitted), to provide for an existing building to serve as offices for both businesses (not permitted), to legally establish the lot without the required width, frontage and direct access from a public street (not permitted), and to legally establish the existing Quonset hut with a one-foot west side setback and the propane tank, with a six-foot east side setback (30-foot side and 75-foot aggregate side setbacks required).

2016-UV2-017

2567 South Post Road

Warren Township, Council District 18, Zoned D-A

Matthew Barnes

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a second single-family dwelling (not permitted) on a five-acre lot and to legally establish the five-acre lot and a 35.29-acre lot, with 14 feet of frontage and lot width, and a 35-foot access easement across the five-acre lot (125 feet of lot frontage and 250 feet of lot width required, direct access to a public street required).

2016-UV2-018

2455 Central Avenue

Center Township, Council District 11, Zoned C-7

Keith Russell

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 48 multi-family dwellings (not permitted), with deficient parking (36 spaces required).

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing in Room 1842 of the City-County Building, between the hours of 8:00 AM and 4:30 PM, Monday - Friday. Written objections to a proposal may be filed with the Secretary of the Metropolitan Board of Zoning Appeals, as appropriate, before the hearing at the above address, and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call 317-327-5155 at least forty-eight (48) hours prior to the hearing.

Department of Metropolitan Development
Division of Planning
Current Planning Division